

10217 DUMFRIES ROAD

MANASSAS, VA

1.36 ACRES FOR SALE

DUMFRIES ROAD

WELLINGTON ROAD





1.36 ACRES

RAPPAPORT
CULTIVATING PLACES

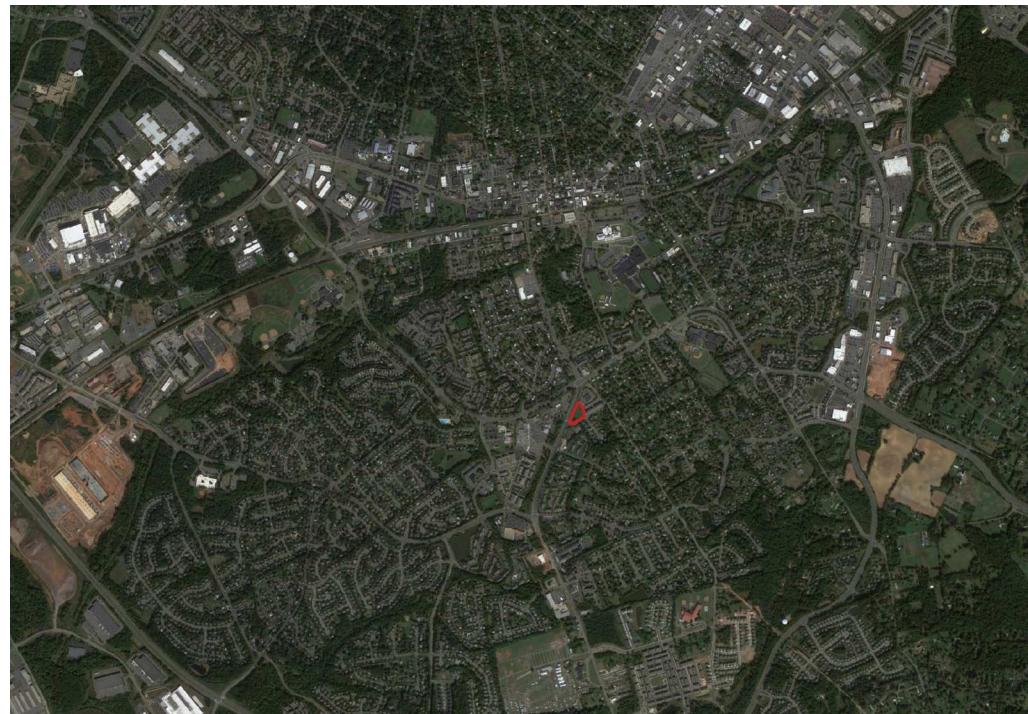
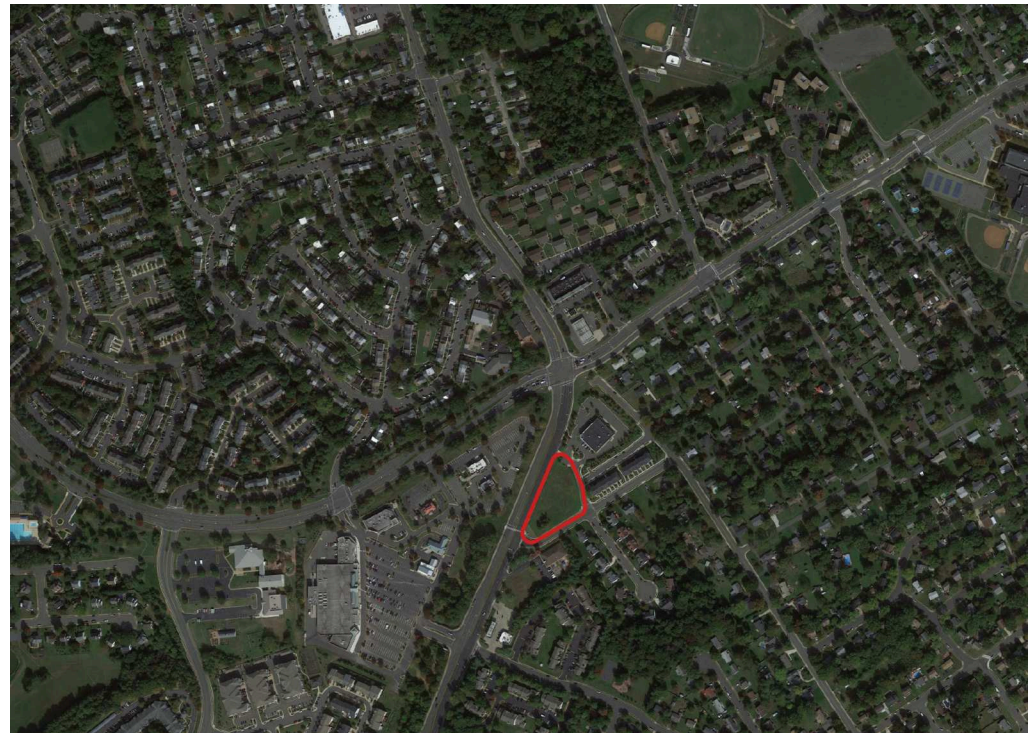
10217 DUMFRIES ROAD
MANASSAS, VA

- | 1.36 acres of land for sale at a signalized intersection on Dumfries Road in Manassas, VA with B2 Zoning
- | Ideally situated across from Wellington Station with Giant Food, Manassas City Library, KFC/Taco Bell, Velocity Wings, and more
- | Adjacent to the Walgreens on the corner of Wellington Road and Dumfries Road
- | Surrounded by a growing stock of single-family and multi-family homes

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	21,485	77,842	159,702
 DAYTIME POPULATION	10,275	60,296	111,279
 HOUSEHOLD INCOME	\$104,219	\$115,406	\$119,696
 TRAFFIC COUNTS	10,554 on Dumfries Road		

AREA RETAILERS



10217 DUMFRIES ROAD
MANASSAS, VA



SIGNAL HILL SHOPPING CENTER

GameStop Panera Bread
fresh world Capital One Bank
Chick-fil-A AT&T

PARKHURST PLAZA

ALDI FIREHOUSE SUBS
FOUNDED BY FIREMEN
Ledo Pizza QDOBA MEXICAN EATS
noodles & COMPANY Starbucks

Walmart

Wawa

EVERGREEN TERRANCE

Red Robin DUNKIN'
GOURMET BURGERS & BEERS
LONGHORN STEAKHOUSE PANDA EXPRESS
GOURMET CHINESE FOOD

FAR EAST PLAZA

**PRINCE WILLIAM GATEWAY
(UNDER CONSTRUCTION)**

LIDL TEXAS ROADHOUSE

DAVIS FORD CROSSING

CVS pharmacy MATTRESS FIRM
LA FITNESS PETCO
GNC STAPLES

HASTINGS MARKETPLACE

Harris Teeter pet valu
BUFFALO WILD WINGS PIZZA PAPA JOHN'S
Bank of America

WELLINGTON STATION SHOPPING CENTER

Giant TRUIST
BURGER KING SUBWAY KFC

3,444 HOUSEHOLD UNITS

10217 DUMFRIES ROAD

WELLINGTON ROAD 15,000 VPD

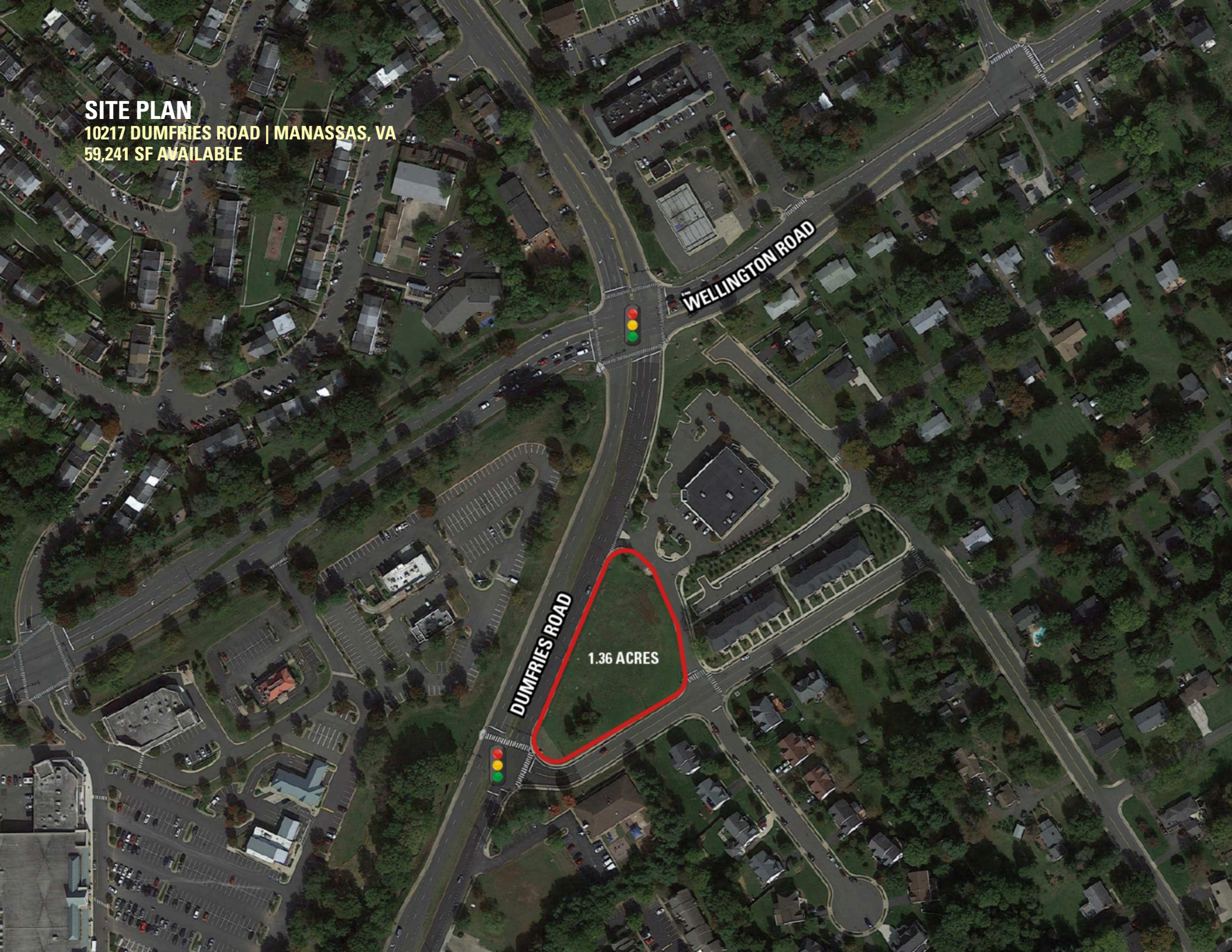
DUMFRIES ROAD 17,000 VPD

LIBERTY AVENUE

SITE PLAN

10217 DUMFRIES ROAD | MANASSAS, VA

59,241 SF AVAILABLE



DUMFRIES ROAD

WELLINGTON ROAD

1.36 ACRES



10217 DUMFRIES ROAD | 10217 DUMFRIES ROAD, MANASSAS, VA

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